



## PLANNING AND ZONING COMMISSION COMMUNICATION

May 17, 2016

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 16-09-SUP, and Consider Recommendation for an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 16-09-SUP

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### **ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit on Plaza on the Lake Addition, Block A, Lot 1, 401 S. Industrial Boulevard for an Automotive Repair Shop proposed to be located in Community Business District (C-2) zoning and consider recommendation for an Ordinance.

### **ALTERNATIVES:**

- Approve the request with modifications
- Table the request
- Deny the request

### **SUMMARY OF SUBJECT:**

**Applicant:** Saad Aljabban, representing Joudi Group Inc, Ten Minute Oil Change.

**Location / Zoning:** 401 S. Industrial Boulevard / Community Business District (C-2).

**Project Description:** Mr. Aljabban is the business owner at 401 S. Industrial Boulevard. This Specific Use Permit (SUP) was originally approved on April 9, 2013 and renewed on December 9, 2014. Mr. Aljabban requests that the Specific Use Permit be renewed. There have been some minor requests by the City to ensure that merchandising and tire storage remain interior to the building. During the last month, there have also been some minor issues with the business owner placing vehicles out front for sale which is not allowed through the SUP. The applicant has complied with those requests.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the Business Owner: Saad Aljabban; and,
- b. The Specific Use Permit is tied to the Business Name: Ten Minute Oil Change; and,
- c. All repair of vehicles, including but not limited to, mechanical repair and maintenance operations, will be conducted within the building. No work will be conducted exterior to the building; and,
- d. Outdoor storage of vehicles or exterior display of merchandise, including tires are not permitted; and,
- e. All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored interior to the building so as to not allow the collection of rainwater in the tires; and,
- f. The services allowed at this facility are as follows: Oil Change, Brake Repair and Replacement, Tire Repair and Replacement, Engine and Radiator Flush, Air Conditioning Service, Tune Ups, Engine Diagnostic Service, State Inspection, Light Mechanical Repair. Auto services not listed here are thereby prohibited; and,
- g. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and,
- h. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

**SUPPORTING DOCUMENTS:**

- Draft Ordinance XXXX
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**MIKE COLLINS**

Director of Planning and Economic Development

**STEPHEN COOK**

Senior Planner